

**LOCK UP SHOP UNIT IN
BUSY TOWN CENTRE LOCATION**



**About: 562 Sq Ft Sales
334 Sq Ft Store**

**28 North Street
Sudbury
Suffolk
CO10 1RB**

TO LET: £17,250 Per Annum Exclusive

Location

The property is located in a secondary location on North Street, home to many multiple national retailers and local retailers alike. The property is located between Lloyds Pharmacy and Meat Inn, is two doors away from Dominos, other nearby occupiers include Argos and J.D Wetherspoon as well as other numerous local operators.

Sudbury itself is a busy and expanding market town which has seen considerable activity in recent years and has seen low vacancy rates compared to regional and national averages. The town has a population of 22,000 but serves a catchment in excess of 50,000.

Sudbury is situated some 14 miles south of Bury St Edmunds, 15 miles North West of Colchester and about 23 miles from the county town of Ipswich.

Description

The property comprises a ground floor lock up shop unit. The property is of Modern Brick/Block walls under a part tile part flat roof.

The property offers the follow accommodation but please note that all dimensions are approximate: -

Sales Area	16' 3"	x	34' 6"	Providing	562 Sq Ft
Store Area With Studwork Office	16' 4"	x	23' 4" Max.	Providing	334 Sq Ft

Off the store area is a WC & Basin

Services

The property is serviced by mains electricity, water & Sewerage.

Rates

Rateable Value: £14,250
Rates Payable: £5799.75

The Lease

The property is to be let for a term of no less than 3 years on effectively full repairing and insuring terms.

Viewing

Strictly by prior appointment with the letting agents: -

BIRCHALL STEEL CONSULTANT SURVEYORS
Old Bakery Mews
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CO10 2EB

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